

DUNE ACRES PLAN COMMISSION  
MINUTES    October 13, 2008

The meeting was called to order at 7:30 pm. Present were Thomas Cornwell, Jane Dickey, Lou Mellen, John Norris, David Rearick, John Sullivan, and Jeffrey Swoger. It was moved by Lou Mellen, with second by Jane Dickey, that the minutes of the September 8, 2008 meeting be approved as presented. Favorable vote was unanimous.

The old business at 22 Summit Drive which concerned safety and signed architect plans has been completed by Lou Mellen and David Rearick.

The old business of the narrative for the demolition and new construction at 44 Circle Drive was addressed by architect Fred Bamesberger. Property owner Michael Mertz and contractor Tim Chupp were also present. The discussion concerned the staging, sand removal, construction, and restoration. The contractor agreed to put in pilings on the west side of the lot to maintain stability during construction. The existing retaining walls on the northwest side of the property were placed on adjacent town property by the previous owners and are a non-conforming use. Theoretically, they should be removed; the current owner wishes to retain them. Since the walls will be of value for stability during the excavation, the previous findings that would allow an improvement permit were given the conditions that the walls cannot be repaired or replaced, but may remain during the construction. An evaluation of these retaining walls and a determination of action to be taken will be done after the new foundation is in place. Based upon findings approved at the September 8, 2008 meeting, additional material submitted, and commitments made tonight, it was moved by Jeffrey Swoger, with second by Jane Dickey, that an improvement location permit for the demolition of the existing structure at 44 Circle Drive and the construction of a new residence, outdoor pool, and pool house be granted after the revised narrative is received by the building commissioner and with the added conditions of no replacement or repair of existing retaining walls which are on town property. Favorable vote was unanimous.

The old business regarding the fill being dumped on the Harris property off Summit Drive was discussed. Mr. Harris was present to discuss his plans. The “informal agreement” over the years to dump excess sand on this property has been beneficial to the town and to Mr. Harris. The plans for development of his property into a four lot subdivision seem to call for a more formal arrangement since grading has been done and a roadway seems to be developing. Mr. Harris states that this will probably be a common driveway for the subdivision and agrees that a permit (10-140) and/or platting is now necessary. He will continue with his plans and visit the plan commission in the future.

Bob Hartmann discussed the comprehensive plan. Indiana statutes delegate responsibility for the updating of comprehensive plans to the plan commission. The current document was revised in 2003 and seems to be specific on projects or “housekeeping” items. Dune Acres will not be increasing in land size or changing from a residential community and many subjects of the usual comprehensive plans for cities and towns do not apply. The building commissioner is interested in obtaining grant money to

help bury utility lines. Having the comprehensive plan establish this as a goal would aid in the application procedure. Thomas Cornwell asked the commission members to review the comprehensive plan before the next meeting with the idea that a committee will be appointed to help Mr. Hartmann with the project.

Meeting adjourned at 9:20 pm.

Respectfully submitted,  
Joan Rearick, secretary